

Fill in this information to identify your case:

United States Bankruptcy Court for the:

SOUTHERN DISTRICT OF TEXAS

Case number (if known)

Chapter 11☐ Check if this an amended filing**Official Form 201****Voluntary Petition for Non-Individuals Filing for Bankruptcy**

4/16

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name L REIT, LTD.

2. All other names debtor used in the last 8 years
Include any assumed names, trade names and *doing business as* names

3. Debtor's federal Employer Identification Number (EIN) 80-0843481

4. Debtor's address Principal place of business

7904 North Sam Houston Pkwy West
Houston, TX 77064

Number, Street, City, State & ZIP Code

Harris

County

Mailing address, if different from principal place of business

P.O. Box, Number, Street, City, State & ZIP Code

Location of principal assets, if different from principal place of business

7900, 7904, 7906, 7908, 7840, and 7850 N Sam
Houston Parkway, and 10740 N Gessner Road
Houston, TX 77064

Number, Street, City, State & ZIP Code

5. Debtor's website (URL)

6. Type of debtor

☐ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))☒ Partnership (excluding LLP)☐ Other. Specify:

Debtor L REIT, LTD.
Name

Case number (if known) _____

7. Describe debtor's business A. Check one:

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
- ☒ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- ☐ Railroad (as defined in 11 U.S.C. § 101(44))
- ☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
- ☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
- ☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
- ☐ None of the above

B. Check all that apply

- ☐ Tax-exempt entity (as described in 26 U.S.C. § 501)
- ☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. § 80a-3)
- ☐ Investment advisor (as defined in 15 U.S.C. § 80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.
See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

5311

8. Under which chapter of the Bankruptcy Code is the debtor filing?

Check one:

- ☐ Chapter 7
- ☐ Chapter 9

☒ Chapter 11. Check all that apply:

- ☐ Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,566,050 (amount subject to adjustment on 4/01/19 and every 3 years after that).
- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ A plan is being filed with this petition.
- ☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- ☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11 (Official Form 201A) with this form.
- ☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12

9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?

☒ No.☐ Yes.

If more than 2 cases, attach a separate list.

District _____ When _____ Case number _____

District _____ When _____ Case number _____

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?

☐ No☒ Yes.

List all cases. If more than 1, attach a separate list

Debtor Beltway 7 Properties, Ltd. Relationship Affiliate

Southern District of Texas, Houston

District Division When 12/05/18 Case number, if known _____

Debtor L REIT, LTD.
Name

Case number (if known) _____

11. Why is the case filed in this district?*Check all that apply:*

- ☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- ☐ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?☒ No☐ Yes.

Answer below for each property that needs immediate attention. Attach additional sheets if needed.

Why does the property need immediate attention? (*Check all that apply.*)☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard? _____

☐ It needs to be physically secured or protected from the weather.☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).☐ Other _____**Where is the property?** _____

Number, Street, City, State & ZIP Code

Is the property insured?☐ No☐ Yes. Insurance agency _____

Contact name _____

Phone _____

Statistical and administrative information**13. Debtor's estimation of available funds***Check one:*

- ☒ Funds will be available for distribution to unsecured creditors.
- ☐ After any administrative expenses are paid, no funds will be available to unsecured creditors.

14. Estimated number of creditors☒ 1-49☐ 50-99☐ 100-199☐ 200-999☐ 1,000-5,000☐ 5001-10,000☐ 10,001-25,000☐ 25,001-50,000☐ 50,001-100,000☐ More than 100,000**15. Estimated Assets**☐ \$0 - \$50,000☐ \$50,001 - \$100,000☐ \$100,001 - \$500,000☐ \$500,001 - \$1 million☐ \$1,000,001 - \$10 million☐ \$10,000,001 - \$50 million☒ \$50,000,001 - \$100 million☐ \$100,000,001 - \$500 million☐ \$500,000,001 - \$1 billion☐ \$1,000,000,001 - \$10 billion☐ \$10,000,000,001 - \$50 billion☐ More than \$50 billion**16. Estimated liabilities**☐ \$0 - \$50,000☐ \$50,001 - \$100,000☐ \$100,001 - \$500,000☐ \$500,001 - \$1 million☐ \$1,000,001 - \$10 million☐ \$10,000,001 - \$50 million☒ \$50,000,001 - \$100 million☐ \$100,000,001 - \$500 million☐ \$500,000,001 - \$1 billion☐ \$1,000,000,001 - \$10 billion☐ \$10,000,000,001 - \$50 billion☐ More than \$50 billion

Debtor L REIT, LTD.
Name

Case number (if known) _____

Request for Relief, Declaration, and Signatures**WARNING --** Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.**17. Declaration and signature
of authorized
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on

12/5/18
MM / DD / YYYY**X**

Signature of authorized representative of debtor

Mohammad Nasr

Printed name

Title

**President of L Reit, LLC, Debtor's
General Partner****18. Signature of attorney****X**

Signature of attorney for debtor

Date

12-5-18
MM / DD / YYYY**Melissa A. Haselden**

Printed name

Hoover Slovacek LLP

Firm name

5051 Westheimer**Suite 1200****Houston, TX 77056**

Number, Street, City, State & ZIP Code

Contact phone **713.977.8686**

Email address _____

00794778 TX

Bar number and State

**WRITTEN CONSENT OF THE PARTNERS
OF L REIT, LTD.**

The undersigned, being all partners of L REIT, LTD., a Texas limited partnership (the "Partnership"), and pursuant to the provisions of the Texas statutes, hereby consents to and adopts the following recitals and resolutions, by written consent as of November __, 2018:

RESOLVED, that the Partnership should reorganize by filing for bankruptcy protection under Chapter 11 of the Bankruptcy Code with an appropriate federal bankruptcy court sitting in Harris County, Texas or such other appropriate county determined by the General Partner;

RESOLVED, that Mohammad Nasr, the President of L Reit, LLC ("General Partner"), is hereby authorized and directed to prepare or cause to be prepared the voluntary petition and to cause the initiation and prosecution of a case under the Bankruptcy Code (the "Bankruptcy Case"), and to prepare or cause to be prepared all other documents, pleadings and other others instruments necessary to prosecute the Bankruptcy Case;

RESOLVED, that the Partnership is authorized and directed to employ and retain the firm of Hoover Slovacek LLP, Attorneys at Law, to represent the Partnership in its case under the Bankruptcy Code upon such retainer and compensation agreement as may seem in the sole discretion of the General Partner to be appropriate; and

RESOLVED FURTHER, that any and all actions taken by the General Partner, for and on behalf and in the name of this Partnership, prior to the adoption of the foregoing resolutions, in connection with any of the foregoing matters, be and they are hereby, ratified, confirmed and approved in all respects for all purposes.

The undersigned, being the General Partner of the Partnership hereby consents to the foregoing effective the ____ day of November, 2018.

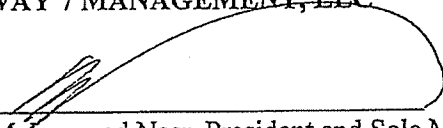
GENERAL PARTNER:

L REIT, LLC

By: Beltway 7 Properties, Ltd., Sole Member

By: Beltway 7 Management, LLC, its General Partner

BELTWAY 7 MANAGEMENT, LLC

By: 
Mohammad Nasr, President and Sole Member

By: _____
Ricardo Beausoleil, Independent
Director of Beltway 7 Management, LLC

By: _____
Steven Zimmer, Independent
Director of Beltway 7 Management, LLC

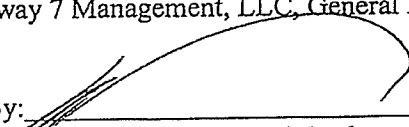
Jennifer A. Schwartz, Independent
Director of L REIT, LLC

Victor A. Duva, Independent
Director of L REIT, LLC

LIMITED PARTNER:

BELTWAY 7 PROPERTIES, LTD.

By: Beltway 7 Management, LLC, General Partner

By: 
Mohammad Nasr, Member

GENERAL PARTNER:

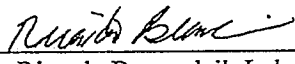
L REIT, LLC


By: Beltway 7 Properties, Ltd., Sole Member

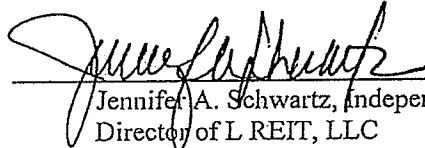
By: Beltway 7 Management, LLC, its General Partner

BELTWAY 7 MANAGEMENT, LLC

By: _____
Mohammad Nasr, President and Sole Member

By:  _____
Ricardo Beausoleil, Independent
Director of Beltway 7 Management, LLC

By:  _____
Steven Zimmer, Independent
Director of Beltway 7 Management, LLC

 _____
Jennifer A. Schwartz, Independent
Director of L REIT, LLC

Victor A. Duva, Independent
Director of L REIT, LLC

LIMITED PARTNER:

BELTWAY 7 PROPERTIES, LTD.

By: Beltway 7 Management, LLC, General Partner

By: _____
Mohammad Nasr, Member

Fill in this information to identify the case:

Debtor name **L REIT, LTD.**United States Bankruptcy Court for the: **SOUTHERN DISTRICT OF TEXAS**

Case number (if known): _____

☐ Check if this is an
amended filing**Official Form 204****Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders**

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
American Fire Systems Inc 5726 Teague Houston, TX 77041	713-466-9898					\$2,977.49
Caldwell Companies 7904 N Sam Houston Pkwy W 4th Floor Houston, TX 77064	713-690-0000					\$24,084.22
Colliers International 1233 West Loop South Suite 900 Houston, TX 77027	713-222-2111					\$43,468.73
CRA Houston P O Box 131952 Spring, TX 77393						\$9,399.39
Elite Protective Service 5090 Richmond Avenue Suite 402 Houston, TX 77056	713-686-3200					\$50,919.78
Environmental Coalition Incorporated P O Box 1568 Stafford, TX 77497-1568	281-438-1500					\$3,198.42
FacilitySolutionsgroup 5091 Steadmont Houston, TX 77040						\$3,877.56
Fora Financial National Funding 9820 Towne Centre Drive San Diego, CA 92121	Sean Legerton slegerton@nationalfunding.com 800-347-9042	Loan - estimated balance	Contingent Unliquidated			\$120,000.00

Debtor **L REIT, LTD.**
Name

Case number (if known)

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Gregory J Dalton PC P O Box 109 Katy, TX 77492	281-391-1985					\$15,260.00
K&R Mechanical Services LLC 12634 Haynes Road Houston, TX 77066	281-408-9414					\$7,893.50
Kilgore Industries LP 10050 Houston Oaks Dr Houston, TX 77064	713-924-4900					\$1,685.47
Mattox Terrell & Associates 1614 Ave B Katy, TX 77493	281-391-1001					\$23,283.61
Otis One Farm Springs Farmington, CT 06032	713-524-8486					\$7,179.98
Paul Richard Electric P O Box 38797 Houston, TX 77238	832-206-7990					\$1,297.92
Professional Janitorial Service of Houston Inc 2303 Nance St Houston, TX 77020	713-850-0287	Litigation	Contingent Unliquidated Disputed			\$91,586.76
Pyrotex Systems P O Box 1639 Alvin, TX 77512	281-585-0585					\$4,074.00
Quality Airflow P O Box 41344 Houston, TX 77241-1344	281-216-6288					\$12,500.00
Rae Security 7102 W Sam Houston Pkwy N Houston, TX 77040	832-849-4150					\$1,396.43
Shooter and Lindsey Inc P O Box 516 Katy, TX 77492	281-392-3607					\$34,384.49
Spring Glass & Mirror Ltd P O Box 2161 Spring, TX 77383	281-353-1100					\$15,110.62

United States Bankruptcy Court
Southern District of Texas

In re **L REIT, LTD.**

Debtor(s)

Case No.

Chapter

11

LIST OF EQUITY SECURITY HOLDERS

Following is the list of the Debtor's equity security holders which is prepared in accordance with rule 1007(a)(3) for filing in this Chapter 11 Case

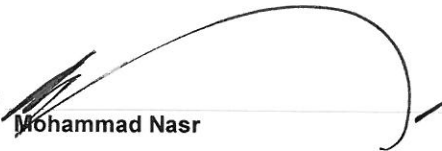
Name and last known address or place of business of holder	Security Class	Number of Securities	Kind of Interest
Beltway 7 Properties, Ltd. 7904 North Sam Houston Pkwy West Houston, TX 77064		99%	Limited Partner
L REIT, LLC 7904 North Sam Houston Pkwy West Houston, TX 77064		1%	General Partner

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP

I, the **President of L Reit, LLC, Debtor's General Partner** of the partnership named as the debtor in this case, declare under penalty of perjury that I have read the foregoing List of Equity Security Holders and that it is true and correct to the best of my information and belief.

Date **December 5, 2018**

Signature



Mohammad Nasr

Penalty for making a false statement of concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both.
 18 U.S.C. §§ 152 and 3571.